

PROP. LOT B ZONING REQUIREMENTS

ZONE: INDUSTRIAL 1
USE: MANUFACTURING & WAREHOUSE USE PERMITTED AS OF RIGHT PER § 68-336.B

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-345	20,000 SF	194,593 SF (4,487.2 AC)
MIN. LOT WIDTH	§ 68-346	100'	460'
MIN. FRONT YARD	§ 68-347	50'	52.1'
MIN. SIDE YARD	§ 68-348	10'	64.7'
MIN. REAR YARD	§ 68-349	25'	122.4'
MAX. BUILDING HEIGHT	§ 68-343	60' (4 STORES)	INDUSTRIAL BLDG. S. EXIST. TO REMAIN.
MAX. FAR	§ 68-344	0.35 (0.10 ADDITIONAL PERMITTED MEZZANINES USED FOR STORAGE PURPOSES ONLY)	0.34
MIN. LANDSCAPE COVERAGE	SUBDIVISION & LAND DEVELOPMENT REGS. §Q.3.1	OVERALL 20% (38,918.6 SF)	11.01% (21,420 SF)
MIN. FRONT YARD LANDSCAPING	SUBDIVISION & LAND DEVELOPMENT REGS. §Q.3.1	50% OF TOTAL REQUIRED (19,459.30 SF)	49.2% (10,536 SF)
MIN. STREET TREES	SUBDIVISION & LAND DEVELOPMENT REGS. §Q.3.5a	20' ON CENTER ALONG STREET FRONTAGES	COMPLIES
			VARIANCE REQUIRED

PROP. LOT B PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	SUBDIVISION & LAND DEVELOPMENT REGS. §L.7.1 & 7.3	9' x 19' (60')	9' x 19' (60')
MIN. ASBL. WIDTH	SUBDIVISION & LAND DEVELOPMENT REGS. §L.7.1	23' (9' x 19') 20' (10' x 19')	23' (9' x 19')
LOADING DOCK LOCATION	SUBDIVISION & LAND DEVELOPMENT REGS. §N.13	LOADING DOCKS SHALL NOT BE PERMITTED WITHIN THE FRONT YARD AREA UNLESS MODIFIED BY THE PLANNING BOARD	C
LOADING DOCK SCREENING	SUBDIVISION & LAND DEVELOPMENT REGS. §N.13	LOADING AREAS SHALL BE SCREENED FROM VIEW	
MIN. LANDSCAPED PARKING SETBACK	SUBDIVISION & LAND DEVELOPMENT REGS. §Q.2.5c	5'	
MIN. NUMBER OF STALLS	SUBDIVISION & LAND DEVELOPMENT REGS. APPENDIX E	TO BE PLANTED WITH LOW MAINTENANCE GROUND COVER AND/OR HEDGE TREATMENT	
		108	

INDUSTRIAL REQUIRED = 1 STALL PER 1,000 SF GFA, 15% MINIMUM GFA MUST BE CALCULATED AS OFFICE SPACE AT 1 STALL PER 1,000 SF GFA
REQUIRED FOR INDUSTRIAL BUILDING B:

15% MINIMUM GFA TO BE CALCULATED AS OFFICE = 10,048.05 SF
 10,048.05 SF / 200 = 50.24 STALLS
 50.24 + 56.94 = 107.18 STALLS = 108 STALLS
 PROPOSED = 108 STALLS (INCL. 5 ADA STALLS)

TAX MAP # 650010

ZONE: INDUSTRIAL 1
USE: INGENIOUS DESIGNS

1. CONTACT THE ENGINEERING INSPECTOR (331-224-5363) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (331-224-5651).
4. CLEARING UNLID LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING OR SIMILAR DISTURBANCE OF THE SURFACE AND/OR SITE PLAN, COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
6. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
8. ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE, RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A HYDROC RECYCLED OR PERMITTED FILLING, CONSTRUCTION AND DEMOLITION (CD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 3000-6.1 OF ANYNGR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
9. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS, ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 26F OR ITEM 25B.
10. ALL CAD MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED HYDROC FACILITY. LOAD/TWANSFERTICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
11. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 5, P.5 SHALL BE FOLLOWED.
12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 54.7B AND 54.7E SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
13. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FLAMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF TRUCKS.
14. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDEICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.



PROPERTY OWNER & SUBDIVIDER:

PROPERTY OWNER & SUBDIVIDER:

ZONE: INDUSTRIAL 1
USE: MULTI TENANT MANUFACTURING
/WAREHOUSE

TAX MAP # 0500125000100024001
N/F LANDS OF
N & 125 COMAC STREET OWNERS LLC

[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N20050
DRAWN BY: RP
CHECKED BY: EM
DATE: 1/28/2021
CAD I.D.: N20050-SUB-0A

PROJECT

**LYNEST
ASSOCIATES, LLC**

PROPOSED DEVELOPMENT

195 13TH AVENUE
RONKONKOMA
TOWN OF ISLIP
SUFFOLK COUNTY, NY 11779
SCTM# 500 - 103 - 2 - 26.1

BOHLER //

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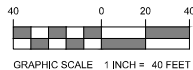


SHEET TITLE:

SHEET NUMBER

SUB-1

ORG. DATE - 1/28/2021



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THIRTEENTH AVENUE
(TOWN OF ISLIP JURISDICTION)

60 FEET RIGHT OF WAY PER SURVEY

ZBA APPLICATION #:	449-20
HEALTH DEP. REF. #:	N/A